



Howard County Council

George Howard Building
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Ellicott City, Maryland 21043-4392

COUNCILMEMBERS

Mary Kay Sigaty, Chairperson
District 4
Jennifer Terrasa, Vice Chairperson
District 3
Calvin Ball
District 2
Greg Fox
District 5
Courtney Watson
District 1

Minutes (approved 12/7/09)
Legislative Work Session
December 2, 2009

The meeting was called to order at 4:40 pm in the Board Room, Board of Education, 10910 Route 108, Ellicott City.

Members present: Calvin Ball, Greg Fox, Mary Kay Sigaty, Jennifer Terrasa and Courtney Watson.

Discussion: The members discussed the following items related to the following bills:

Council Bill No. 58-2009 – Introduced by The Chair at the request of General Growth Properties - Adopting the Downtown Columbia Plan, a General Plan Amendment for the purpose of revitalizing and redeveloping Downtown Columbia; and generally relating to the Downtown Columbia Plan, a General Plan Amendment

Council Bill No. 59-2009 (ZRA-113) – Introduced by: The Chair at the request of General Growth Properties - Amending the Howard County Zoning Regulations to create a new Downtown Columbia revitalization process in the New Town District; defining new terms; establishing a new residential density for Downtown Columbia; establishing new land use percentages for open space in Downtown Columbia; establishing an affordable housing provision for Downtown Columbia revitalization; establishing new off-street parking requirements for Downtown Columbia revitalization; and generally relating to the New Town zoning district

Mark DeLuca presented the methodology and findings of the County's traffic study and discussed levels of service, Critical Land Volumes and the Highway Capacity Manual. There was a discussion of the traffic monitoring schedule and potential changes to the Adequate Public Facilities Ordinance (APFO) for urban areas. Marty Wells presented GGP's traffic study and recommendations for changes to APFO. There was a discussion of the third interchange, the timing of the feasibility study for the third interchange, the modal split and Bridge Columbia. Marsha McLaughlin indicated that DPZ will be submitting the APFO proposal to the Council in the near future. Mr. Wells explained the rationale for shared parking.

Jeff Bronow and Dick Story responded to the members' questions regarding the minimums and maximums for the various uses in the three phases and the resultant fiscal impacts.

Greg Hamm, Sharon Greisz and Lynn Robeson discussed Tax Increment Financing (TIF) and the potential use of TIFs.

Mr. Hamm also reviewed GGP's monetary contributions under the Community Enhancements, Programs and Public Amenities.

The meeting was adjourned at 8:55 pm.